

CODE ENFORCEMENT BOARD

SEMINOLE COUNTY, FLORIDA

AGENDA

**January 26, 2006 – 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL 32771**

- I Call to Order**
 - II Pledge of Allegiance**
 - III Roll Call**
 - IV Swearing in of Witnesses**
 - V Agenda Update & Approval**
 - VI Public Hearings**
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CERTIFIED NOTICE OF HEARING

REPEAT CASES

- A. Case No. 02-19-CEB
WILLIE B. MADISON HEIRS
C/o HUBERT MADISON NPAR
Code Enforcement Officer: Pamela Taylor
Complaint No. 2001CE012097

This is a repeat violation. The Board heard the original violation on February 28, 2002 and an Order was entered. Compliance on the original Order was obtained on March 25, 2002. On May 23, 2002, the Board reduced the accrued fine of \$400.00 to \$50.00. The Respondent paid the reduced amount. An Affidavit of Repeat Violation was filed stating that the violations were being repeated as of December 2, 2005. This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a fine on a repeat violation of the Findings of Fact, Conclusions of Law and Order dated February 28, 2002 for \$2,750.00, for 55 days of non-compliance at \$50.00 per day from December 2, 2005 to and including January 26, 2006. Staff further recommends that the daily fine be **increased to \$100.00 per day** for each day the violations are repeated past January 26, 2006. The Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g) and (h)
Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
Location: 219 Grandby (Commission District 5)
Tax Parcel ID # 32-19-31-300-032C-0000

Motion by	Second by	Action
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CERTIFIED NOTICE OF HEARING

B. Case No. 05-13-CEB
JOANN WILLIAMS
MARY WILLIAMS HEIRS
Code Enforcement Officer: Dorothy Hird
Complaint No. 2004CE001301

This is a repeat violation. The Board heard the original violation on January 27, 2005 and an Order was entered. Compliance on the original Order was obtained on February 15, 2005. An Affidavit of Repeat Violation was filed stating that the violation was being repeated as of November 21, 2005. This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a Fine on a repeat violation of the Findings of Fact, Conclusions of Law and Order dated January 27, 2005 for \$3,300.00, for 66 days of non-compliance at \$50.00 per day from November 21, 2005 to and including January 26, 2006. Staff further recommends that the daily fine be **increased to \$100.00 per day** if the violation is repeated past **February 10, 2006**. The Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)
Described as: 1) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport
Location: 312 Continental Court, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-516-0000-0230

Motion by _____ Second by _____ Action _____

NEW CASES

CONTINUED AT STAFF REQUEST

A Case No. 05-29-CEB
MICHAEL TAYLOR
PATRICIA TAYLOR
Plans Examiner: Alan Willis

New Case continued by Staff to February

Violation Charged: Seminole County Land Development Code, Chapter 40, Page 1,
Section 40.2 and Chapter 30, Part 51, Section 30.965
Described as: 1) The filling of areas which exceed one hundred (100) cubic yards
of material without an approval site plan
2) Placement of fill in the 100-Year Flood Plain
Location: South Sylvan Lake Drive, Sanford (Commission District 5)
Tax Parcel ID # 35-19-29-300-004E-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED AT STAFF REQUEST

B Case No. 05-53-CEB
CHRISTOPHER SCHULTZ
CHARLES H. THOMPSON
Deputy Building Official: Tom Helle
Complaint No: 2005CE001133

New Case continued by Staff until further notice.

Violation Charged: Florida Building Code, Sections 104.1.1.105.6
Described as: 1) Owners constructed 2 bedrooms in the attic space of the home
without the required permits and inspections
Location: 622 Tomlinson Terrace, Lake Mary (Commission District 4)
Tax Parcel ID # 20-20-30-505-0000-0310

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
JANUARY 26, 2006

COMPLIED PRIOR TO HEARING

C. Case No. 06-01-CEB
STEVEN PERRY
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE001617

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
Section 95.3(l)

Described as: 1) Junked or abandoned vehicle not being kept within an enclosed
garage or an attached carport

Location: 1937 Hewett Lane (Commission District 4)
Tax Parcel ID # 19-21-30-5BZ-0N00-0240

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

CERTIFIED NOTICE OF HEARING

D. Case No. 06-02-CEB
LELAND W. JACOBSON
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE001621

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
Section 95.3(l)

Described as: 1) Junked or abandoned vehicle not being kept within an enclosed
garage or an attached carport

Location: 820 Hobson Street, Longwood (Commission District 4)
Tax Parcel ID # 01-21-29-5CK-730A-0210

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
JANUARY 26, 2006

POSTED NOTICE OF HEARING

E. Case No. 06-03-CEB
JOHN E. JANE
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE001414

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h) and (l)
Described as: 1) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
2) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport
Location: 118 Highland, Casselberry (Commission District 4)
Tax Parcel ID # 18-21-30-5DW-0000-0240

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

F. Case No. 06-04-CEB
PAULIN GERGII
Code Enforcement Officer: Deborah Leigh
Complaint No: 2005CE002052

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(n) and (o)
Described as: 1) Stagnant/foul water within a swimming pool
2) Swimming pool not completely enclosed by permanent fencing
Location: 1295 Tadsworth Terr, Lake Mary (Commission District 4)
Tax Parcel ID # 01-20-29-507-0000-0230

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

G. Case No. 06-05-CEB
RANDOLPH DEAVERS
PAULINE DEAVERS
Code Enforcement Officer: Jerry Robertson
Complaint No: 2005CE001343

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
Section 95.3(f), (g), and (l); Seminole County Land Development
Code, Chapter 30, Section 30.1349(e)

Described as: 1) Unusable appliances
2) Trash and debris
3) Junked or abandoned vehicle not being kept within an
enclosed garage or an attached carport
4) Fence not maintained in original upright condition

Location: 413 2nd Street, Geneva (Commission District 2)
Tax Parcel ID # 21-20-32-504-0200-0050

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

H. Case No. 06-06-CEB
BETTY DUMAS, HORACE ORR
AND THERESA CHESTNUT, ET AL.
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE001019

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
Section 95.3(h)

Described as: 1) Uncultivated vegetation in excess of 24" in height, within 75' of a
structure

Location: 1205 Merritt Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-504-0A00-0080

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

I. Case No. 06-07-CEB
JAMES A. SANDBERG
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE001884

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e) and (j); Seminole County Land Development Code, Chapter 30, Sections 30.202 and 30.203

Described as: 1) Used/scrapped building materials being kept or stored
2) Unusable or abandoned furniture
3) Business or extension of a business is not a permitted or use allowed by a Special Exception on an R-1 zoned property

Location: 119 Genevieve Drive, Altamonte Springs (Commission District 4)
Tax Parcel ID # 14-21-29-504-0A00-0370

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

COMPLIED PRIOR TO HEARING

J. Case No. 06-08-CEB
QUINTEN L. BROWN
Code Enforcement Officer: Pamela Taylor
Complaint No: 2005CE001636

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h)

Described as: 1) Uncultivated vegetation

Location: 5616 English Oak Court (Commission District 5)
Tax Parcel ID # 23-20-30-502-0000-0180

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

CERTIFIED NOTICE OF HEARING

K. Case No. 06-09-CEB
C&K PROPERTY HOLDINGS LLC
Seminole Co Addressing: Maggie Ketcham
File No: AD-05-004

Violation Charged: Ordinance 2000-22, 90.5(a)
Described as: 1) Incorrect address posted and in use
Location: 195 W. Highland Street, Altamonte Springs, (Commission District 3)
Tax Parcel ID # 01-21-29-5CK-670B-0170

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED AT STAFF REQUEST

L. Case No. 06-10-CEB
SAMUEL L. LEWIS
Code Enforcement Officer: Joann Davids
Complaint No: 2005CE001858

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
Section 95.3(n)
Described as: 1) Foul and/or stagnant water within a swimming pool
Location: 167 Ronnie Drive, Altamonte Springs (Commission District 3)
Tax Parcel ID # 15-21-29-502-0000-0620

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

M. Case No. 06-11-CEB
LYELL HINTZ
Code Enforcement Officer: Pamela Taylor
Complaint No: 2005CE002129

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)
Described as: 1) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
Location: Highland St. Longwood, (Commission District 2)
Tax Parcel ID # 33-20-30-505-0000-004E

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

N. Case No. 06-12-CEB
ISABEL SANTIAGO
Seminole Co Addressing: Joy Williams
File No: AD-05-021

Violation Charged: Ordinance 2000-22, Section 90.5
Described as: 1) Address not posted on home or driveway entrance
Location: 4631 Tiffany Woods Circle, Oviedo (Commission District 1)
Tax Parcel ID # 25-21-30-5GW-0000-0310

Motion by _____ Second by _____ Compliance Date _____ Fine _____

POSTED NOTICE OF HEARING

O. Case No. 06-16-CEB
DEBORAH J. & KEITH LONDON
Code Enforcement Officer: Deborah Leigh
Complaint No: 2005CE001391

Violation Charged: Seminole County Code, Section 95.4, as defined in Section 95.3
(h)(n)(o) and (p)

Described as: 1) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
2) Stagnant/foul water within a swimming pool
3) Swimming pool not completely enclosed by permanent fencing
4) Other objectionable, unsightly, or unsanitary matter, tending by its existence to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the County

*****These violations constitute a serious threat to the health and safety of the citizens of Seminole County*****

Location: 275 Saddleworth Pl., Lake Mary, (Commission District 5)
Tax Parcel ID # 11-20-29-5HA-0000-0170

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED CASES

CERTIFIED NOTICE OF HEARING

A. Case No. 02-98-CEB
BETTY J. LAMAR
Code Enforcement Officer: Dorothy Hird
Complaint No. 2002CE002065

This case was continued by the Board from the October 27, 2005 hearing.

This is the Respondent's second repeat violation. The original violation was heard by the Board on August 22, 2002 and an Order was entered. Compliance was obtained on the original violation on January 27, 2003. The Board reduced the fine of \$23,650.00 to \$350.00 on February 27, 2003. The fine was paid by the Respondent. The first Affidavit of Repeat Violation was filed on August 30, 2004. Compliance on the repeat was obtained on December 9, 2004. The Board heard this matter on January 27, 2005 and reduced the fine of \$15,000.00 to \$400.00. THIS REDUCED AMOUNT REMAINS UNPAID. The second Affidavit of Repeat Violation was filed on September 8, 2005. An Affidavit of Compliance After Repeat Violation was filed on October 7, 2005. The Board heard this matter on October 27, 2005 and continued it to the January 26, 2006 hearing. This property is presently in compliance.

RECOMMENDATION: The Board issue an Order constituting a fine on a repeat violation of the Findings of Fact, Conclusions of Law and Order dated August 22, 2002 for **\$4,200.00**, for 28 days of non-compliance at \$150.00 per day from September 8, 2005 to and including October 6, 2005, and the Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g), (h), (l) and (p)
Described as: 1) Accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
3) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport
4) Objectionable/unsightly matter
Location: 100 Spring Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 12-21-29-5BD-1300-0090

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SPECIAL REQUEST

NONE

CONSENT AGENDA

- A. Case No. 05-84-CEB
ZOILA ALBUREZ
OSCAR ALBUREZ
GEORGINA ALBUREZ
Code Enforcement Officer: Dorothy Hird
Complaint No. 2005CE000607

The Board heard this case on October 27, 2005 and a Findings of Fact, Conclusions of Law and Order was entered giving Respondents a compliance date of November 11, 2005. An Affidavit of Non-Compliance was filed by the Code Officer indicating non-compliance on November 15, 2005. This property is **NOT** in compliance at this time.

RECOMMENDATION: The Board issue an Order Finding Non-Compliance and Imposing Fine/Lien constituting a lien for **\$3,800.00**, for 76 days of non-compliance at \$50.00 per day from November 12, 2005 to and including January 26, 2006, with the fine continuing to accrue thereafter at \$50.00 per day for each day of noncompliance, and the Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)
Described as: 1) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport
Location: 306 Lochmond Drive, Fern Park (Commission District 4)
Tax Parcel ID # 20-21-30-509-0000-041

Motion by _____ Second by _____ Action _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
JANUARY 26, 2006

C. Case No. 05-93-CEB
PEARLE C. DENNISON
Code Enforcement Officer: Dorothy Hird
Complaint No. 2005CE000930

The Board heard this case on December 1, 2005 and a Findings of Fact, Conclusions of Law and Order was entered giving the Respondent a compliance date of December 16, 2005. An Affidavit of Non-Compliance was filed by the Code Officer indicating non-compliance on December 19, 2005. This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order Finding Non-Compliance and Imposing Fine/Lien constituting a lien for **\$2,050.00**, for 41 days of non-compliance at \$50.00 per day from December 17, 2005 to and including January 26, 2006, with the fine continuing to accrue thereafter at \$50.00 per day for each day of noncompliance, and the Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e), (g) and (p)

Described as: 1) Unusable and/or abandoned furniture
2) Accumulation of trash and debris
3) Objectionable/unsightly, or unsanitary matter, substance or material which by its existence and/or accumulation, endangers or adversely affects the health, safety, lives and/or welfare of the citizens of the County

Location: Ford Drive, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-512-0000-0090

Motion by _____ Second by _____ Action _____

FORECLOSURE

- A. Case No: 04-03-CEB
RAYNALD FONTAINE
RINA FONTAINE
Code Enforcement Officer: Joann Davids
Complaint No: 2003CE000023

The Board heard this case on January 22, 2004 and a Findings of Fact, Conclusions of Law and Order was entered giving the Respondents a compliance date of February 15, 2004. An Affidavit of Non-Compliance was filed by the Code Officer indicating non-compliance on February 17, 2004. On April 22, 2004, an Order Finding Non-Compliance and Imposing Fine/Lien was entered, imposing a lien in the amount of \$20,100.00 through April 22, 2004, with the fine continuing to accrue at \$300.00 per day (3 violations at \$100 each per day). The total accrued amount to date is \$213,300.00 (\$20,100.00, plus 644 days at \$300.00 per day for the period April 23, 2004 through January 26, 2006 and continues to accrue at \$300.00 per day). This property is NOT in compliance at this time.

RECOMMENDATION: Staff requests approval to forward this case to the County Attorney for review and approval to present to the Board of County Commissioners for foreclosure action.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g), (h) and (i)

Described as: 1) Trash and debris
2) Uncultivated vegetation in excess of 24" in height, within 75' of a structure
3) Remains or rubble of a structure which has been burned, stricken by casualty or demolished

Location: 132 Ronnie Drive (Commission District 3)
Tax Parcel ID # 15-21-29-503-0000-0210

Motion by	Second by	Action
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VII Approval of the minutes from the meeting of December 1, 2005

VIII Confirmation date of next meeting: February 23, 2006

IX Old Business

CASE NO: 05-43-CEB – C&K PROPERTY HOLDINGS LLC. On December 1, 2005, the Board entered Order Finding Compliance and Imposing Fine/Lien, reducing the original fine of \$17,500.00 to \$1,750.00, to be paid by January 1, 2006. Respondent paid the reduced fine on December 29, 2005.

A Satisfaction of Fine will be executed by the Chair at this hearing.

X New Business – None

XI Adjourn

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.

01-26-06 Agenda